

Brett C. Altier

Partner



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Practices/Industries

- Acquisitions & Dispositions
- Leasing
- Environmental
- Real Estate/
Environmental Litigation

Education

Denison University
(B.A., 2007)
Cleveland-Marshall College of
Law
(J.D., *magna cum laude*,
2011)
Cleveland State Law Review,
Managing Editor

Overview

Brett assists clients in all aspects of real estate and environmental law, including the development, acquisition, disposition, and leasing of property. Beyond his transactional work, Brett's practice encompasses a significant amount of litigation to resolve a variety of complex real estate and environmental disputes, including property valuation, mineral rights, title issues, and eminent domain.

Prior to joining Ulmer, Brett worked as a petroleum landman. Brett's previous experience equips him with a foundational understanding of the unique issues his clients face. Using that information, Brett is able to help clients confront and resolve legal issues involving mineral development and land use while keeping strategic business goals squarely in focus.

Representative Experience

- Represents buyers and sellers in the acquisition, sale, and development of a wide variety of commercial real estate properties, including mixed-use, office, industrial, warehouse, multi-family, and portfolio transactions.
- Represents landlords and tenants in drafting, reviewing, and negotiating leases.
- Drafts and negotiates purchase and sale agreements, declarations of covenants and restrictions, easements, tenant-in-common agreements, financing agreements, and other instruments involving real estate.
- Represents skilled nursing and assisted living facility owners and operators in drafting acquisition, leasing and divestiture documents for long-term care facilities.
- Represents clients in a broad range of matters involving oil and gas, coal, gold, and other minerals, such as purchase/sale, leasing, right of ways, Bureau of Land Management mining claims, title opinions, due diligence, permitting, and regulatory compliance.
- Advises real estate developers in connection with oil and gas, environmental, zoning, homeowners association, condominium association, title and platting issues and requirements.
- Researches and analyzes real estate, environmental, and energy law and regulations to provide legal advice and recommendations to clients.
- Represents clients in litigation and administrative proceedings, including matters involving purchase/sale, title issues, mineral rights, landlord-tenant disputes, commercial eviction, and environmental compliance and violations.
- Represents property owners in appropriation matters for a variety of public projects, including road improvements, pipelines, and utility easements.
- Represents property owners regarding the valuation of real property for purposes of property taxes and assessments.
- Assists clients with liquor related matters, including new permits, transfers, and TREX (economic development).

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Presentations

- “COVID-19 Collision Between Landlords and Tenants: Legal Theories and Compromise Strategies,” Ulmer Webinar (May 2020)
- “Eminent Domain: This Land Was Your Land,” Co-Presenter, Ulmer Webinar (May 2019)

Publications

- “New Ohio Law Protects Purchasers of Contaminated Property,” Crain’s Cleveland Business Guest Blog (September 2020)
- “Upcoming Deadline for Filing Real Property Tax Complaints,” Ulmer & Berne LLP *Client Alert* (January 2019)
- “Can you dig it? Mineral Rights Update,” *Cleveland Metropolitan Bar Association, Real Estate Law Institute* (2017)
- “Oil and Gas Law Update,” *Cleveland Metropolitan Bar Association, Real Estate Law Institute* (2014)
- “Municipal Predatory Lending in Ohio: The Disproportionate Impact of Preemption on Ohio’s Cities,” *Cleveland State Law Review* (2011)

Involvement

Community Involvement

- Cleveland Bridge Builders (*Class of 2020*)
- Ingenuity Cleveland (*Board of Directors*)
- Cleveland Metropolitan Bar Association (*Environmental Law Section - Past Chair and Seminar Chair*)
- Cleveland Metropolitan Bar Association The 3Rs – Rights, Responsibilities, and Realities Program

Honors & Distinctions

- Named to the Best Lawyers: Ones to Watch, Environmental Law; Real Estate Law (2021; 2022)
- Named to the Ohio Super Lawyers Rising Stars list (2020-2022)

Admissions

- State of Ohio
- U.S. District Court, Northern District of Ohio